

Minutes

TO: Community Planning and Physical Services Committee

FROM: Leon Davidoff, Chairperson

DATE: May 10, 2013

SUBJECT: Community Planning and Physical Services Committee

In Attendance: Leon Davidoff, Denise Hall, Ron Van Winkle, Rob Rowison, John Phillips, Pat Alair, Helen Rubino-Turco, Todd Dumais,

The Community Planning and Physical Services Committee met on **Thursday, May 9, at 6:45 p.m.** in Town Hall, Room 312, to discuss the following:

AGENDA

1. Ashford Conard Neighborhood Street improvements

Residents of the Ashford/Conard neighborhood met with the Committee to discuss their petition for the improvement of the areas roads. Staff informed the neighborhood that the streets are scheduled to be repaved next year.

2. Parking meter replacement

John Phillips discussed the changing role and the use of technology in parking and a proposal to replace the parking meters with parking kiosks. This was discussed in more detail during the budget process. The next meeting of the Town Council will see a resolution appropriating funds from the parking fund for the purchase of parking kiosks.

3. Pink trash barrels

Paine's our refuse collector is planning to offer pink refuse barrels to those home owners that make an annual contribution to any cancer charity and pay a small annual fee. There will be a presentation on the program at the next Town Council meeting.

4. ZBA-Housing Code Ordinance

The next Council meeting will see a proposal to add the responsibilities of our Housing Code Appeals Board to the Zoning Board of Appeals.

5. Change to the BG Zone to allow residential uses

The administration is proposing a change to our zoning ordinances to allow residential uses in buildings in the BG commercial zone. The BG zone is primarily along the commercial district of Park Road and New Britain Avenue many buildings already have nonconforming residential uses. This change would make those uses conforming and allow office uses to be turned into residential uses where the other requirements of the zoning code are met.

6. Large Lot Helipad Ordinance

The staff is researching a possible zone change which could allow a helipad to be located on large lots that met certain size requirements. When the staff has completed its work a potential ordinance and/or recommendation will be brought back to the Committee.

7. Zoning Ordinance to allow alcoholic beverages at town sponsored events*

The administration is proposing to allow farm-to-table town-sponsored fund raising events at Westmoor Park. At such an event it is proposed that the town ordinances allow BYOB alcohol to be brought by individuals to these events. An ordinance change is proposed where there is a town sponsored event and the town has authorized it, BYOB alcohol could be consumed.

8. Zoning for solar installations

Solar energy systems are not allowed as a main use and alternate use in our zoning code. Most solar systems go on the roofs of buildings but under some circumstances they could go on the ground as an alternate structure or could be the main use of a property. Our ordinances do not allow this and a proposal to allow this use may be proposed for consideration at a future Town Council meeting.

9. Other business

C: Town Council
Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Department Directors
Karen List, Superintendent of Public Schools